

Variance Report Added On : 10-30-2025

The Diamond at Phoenixville		
Added By: Travis Poston	Status: Approved	
Month: September	Year: 2025	
Income for Month: \$405,865	Budgeted Income for Month: \$393,714	Favorable (Unfavorable) Income Variance: \$12,150
Expense for Month: \$141,817	Budgeted Expense for Month: \$156,650	Favorable (Unfavorable) Expense Variance: \$14,833
NOI Favorable (Unfavorable) Variance for Month: \$26,983	NOI Favorable (Unfavorable) Variance YTD: (\$132,250)	
Occupancy for the Month: 95.61%	Occupancy Budgeted: 94.00%	
<div>Summary:</div> <div>Largest Variances</div> <div><div>• Income +\$12k due to \$9.9k in vacancy, +\$3.4k in bad debt, +\$2k in concessions, and +\$2.4k in ELT and pet fees. Offset by (\$2.8k) in GPR and (\$1.9k) for model unit</div><div>• Utilities +\$8.3k due to electric income</div><div>• Supplies (\$3.6k) due to dishwashers needed and salt restock (all supplies budgeted under MR)</div><div>• Repairs +\$18.6k due to (\$17.6k) in pool contractor for reversal of previous accruals (daily pool services performed in house), +\$3k in landscaping-budgeted based on Westrum's prior expense, our contractor lower. Offset by (\$5.3k) in HVAC contractor for semi annual PM maintenance on common area units and repairs needed</div><div>• Make Ready (\$8.1k)-2 more completed than budgeted, timing of cleaning invoices, as well as budgeted Make Ready expense too low</div></div> <div>Current Occupancy 95.12%</div> <div>Move outs scheduled for November: 1 December: 4 January: 1</div> <div>November Occupancy Projection 95%</div> <div>Photos: Vacant Ready unit 339, Tony Lukes Food Truck resident event, Pumpkin Painting resident event</div> <div>Focus is on maintaining occupancy and trend.</div> <div>Projects- addressing courtyard leaks affecting parking garage, Lights were rewired in fitness center and Yoga studio so lights stay on 24/7</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

